



**Address:** [1305 SUNSET LN](#)  
**City:** BEDFORD  
**Georeference:** 8496-2-14  
**Subdivision:** COUNTRY MEADOWS ADDN-BEDFORD  
**Neighborhood Code:** 3X020H

**Latitude:** 32.8544222496  
**Longitude:** -97.1472425868  
**TAD Map:** 2108-432  
**MAPSCO:** TAR-054A



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** COUNTRY MEADOWS ADDN-BEDFORD Block 2 Lot 14

**Jurisdictions:**

CITY OF BEDFORD (002)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
HURST-EULESS-BEDFORD ISD (916)

**State Code:** A

**Year Built:** 1987

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$393,582

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05029899

**Site Name:** COUNTRY MEADOWS ADDN-BEDFORD-2-14

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,057

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,063

**Land Acres<sup>\*</sup>:** 0.1391

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

MILLER JEFFREY M  
MILLER ASHLEY

**Primary Owner Address:**

1305 SUNSET LN  
BEDFORD, TX 76021-3465

**Deed Date:** 12/15/1997

**Deed Volume:** 0013014

**Deed Page:** 0000194

**Instrument:** 00130140000194

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOLLINGER PENNY;BOLLINGER ROBERT E	8/11/1988	00093540001918	0009354	0001918
JOHN PARISH BUILDING CO	7/11/1985	00082410000892	0008241	0000892
TOMAC INC	12/31/1900	00000000000000	0000000	0000000

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$318,582	\$75,000	\$393,582	\$393,582
2024	\$318,582	\$75,000	\$393,582	\$384,408
2023	\$338,607	\$55,000	\$393,607	\$349,462
2022	\$318,694	\$55,000	\$373,694	\$317,693
2021	\$233,812	\$55,000	\$288,812	\$288,812
2020	\$219,056	\$55,000	\$274,056	\$274,056

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.